

Application No. 10/538,829
Amdt. dated October 12, 2009
Reply to Office Action May 11, 2009

Amendments to the Claims:

1-25 (Cancelled).

26. (New) A mixed-use pedestrian-oriented parking structure comprising:

an entry garage with a first side and an opposing second side, having a liner building surrounding said entry garage on at least one side thereof and means to access said liner building, said entry garage having multiple parking levels with one-directional parking access aisles, an upward unidirectional ramp, and a central atrium;

an exit garage with a first side facing said first side of said entry garage and an opposing second side, having a liner building surrounding said exit garage on at least one side thereof and means to access said liner building surrounding said exit garage, said exit garage having multiple parking levels with one-directional parking access aisles, a downward unidirectional ramp, and a central atrium;

a pedestrian ground space extending from said first side of said entry garage to said first side of said exit garage;

an auto cross-over ramp connecting said first sides of said entry and exit garages at a level above a ground level;

an entrance at said ground level through one side of said entry garage, away from said first side of said entry garage and said pedestrian ground space, said entrance leading to said upward unidirectional ramp in said entry garage; and

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an exit at said ground level through one side of said exit garage, away from said first side of said exit garage and said pedestrian ground space, said downward unidirectional ramp in said exit garage leading to said exit.

27. (New) The parking structure of claim 26 further comprising a mixed-use crossover connecting said first sides and said entry and exit garages at a level below said auto cross-over ramp and above said ground level, located underneath said auto cross-over ramp.

28. (New) The parking structure of claim 26 further comprising a covered pedestrian crossing or mixed mode corridor at said ground level between said first sides of said entry and exit garages, underneath and aligned with said auto cross-over ramp.

29. (New) The parking structure of claim 26, wherein said entrance of said parking structure is located on said second side of said entry garage.

30. (New) The parking structure of claim 26, wherein said exit of said parking structure is located on said second side of said exit garage.

31. (New) The parking structure of claim 26, wherein said entrance and said exit of said parking structure are in opposite sides of said parking structure.

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32. (New) The parking structure of claim 26 further comprising angled parking spaces on said multiple parking levels, situated about said central atrium in each of said garages.

33. (New) The parking structure of claim 32 further comprising parallel parking spaces along an outer edge of said multiple parking levels in each of said garages.

34. (New) The parking structure of claim 32, wherein said central atrium has a generally rectangular shape with a narrow width.

35. (New) The parking structure of claim 32 further comprising trees and other foliages within said central atrium.

36. (New) The parking structure of claim 32, wherein structural columns are positioned within said central atrium of said garages.

37. (New) The parking structure of claim 26, wherein structural columns are positioned at perimeter of said garages to avoid shadowing within said garages and improve user safety.

38. (New) The parking structure of claim 26, wherein each of said entry and exit garages includes a multi-use buffer corridor defining an interface between each of said

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garages at said multiple parking levels and respective liner building; and each of said liner buildings includes at least one common wall with said buffer corridor, said wall including means for access to and from said liner building.

39. (New) The parking structure of claim 38, wherein each of said liner buildings includes at least one corridor contiguous with said at least one common wall.

40. (New) The parking structure of claim 38, wherein said buffer corridor includes HVAC facilities.

41. (New) The parking structure of claim 26, wherein each of said liner buildings surrounds at least two sides of respective garage.